

WHAT WE HEARD #1

HOW WE WORK/SHOP (Employment, Commerce & Development)

What's Working

- Unique mix of light & medium industrial, commercial and residential uses; not too gentrified and more affordable than Downtown
- Growth of "Made in Yukon" businesses and makerspaces
- New sewer/water infrastructure
- Proximity to river and wetland areas
- Accommodation of industrial close to Downtown

What's Not Working

- Not enough local food/beverage options (i.e. coffee shop, etc.)
- Limits on residential use of commercial properties
- Development potential constrained by large land parcels held by small number of property owners
- Zoning bylaws impacting functional needs of businesses
- Theft/vandalism an issue
- Area's industrial character a challenge to establishing certain types of businesses

HOW WE MOVE (Roads, Traffic, Parking)

What's Working

- Industrial Road reconstruction significantly reduced dust in the area
- Traffic volumes within Marwell aren't too busy – just along Copper Road
- Road improvements on Platinum positive

What's Not Working

- Copper Road is congested and speeds too fast; left turns from businesses difficult
- Tlingit Street is a vital east-west artery but unpaved
- Some major road drainage issues (west side of Copper Rd, Tlingit St, Raven Recycling)
- Public transit routing and service limited; little incentive for workers to use
- Various forms of parking and spill-over of parking onto public land = challenging circulation

HOW WE LIVE (Residential Uses)

What's Working

- Area is quiet and offers a live-work option
- Fairly close to amenities and Downtown
- Access to Yukon River

What's Not Working

- Limited opportunities for live-work arrangements under current bylaw
- Concerns about residential safety near bulk fuel storage facility
- Challenges balancing functional business needs with zoning for improved public amenities/aesthetics



ARE WE MISSING ANYTHING IMPORTANT?

WHAT WE HEARD #2

HOW WE PLAY & THRIVE (Parks, Recreation, Environment)

What's Working

- Access to Yukon River
- Ecologically significant wetland and wildlife viewing nearby
- Some local trails, natural surfaces good

What's Not Working

- Contaminated sites a major issue
- Lack of accessible open spaces and gathering places
- Trail connections along the river are blocked off by private property
- Generally poor trail connections between Marwell and Takhini/Downtown/elsewhere
- Boat launch not functional
- Public access and views to river threatened by private development

HOW WE EXPRESS OUR IDENTITY (Arts, Culture, Heritage, Urban Design)

What's Working

- Business owners like homegrown character; not too gentrified
- Historical connection of Kwanlin Dün First Nation in area; opportunity for interpretation, stewardship, leadership
- Wetlands and river are great opportunity to enhance Marwell's identity

What's Not Working

- General public see Marwell as unattractive, messy, incongruent
- Area may not have positive/clear identity
- Wayfinding and navigation is poor
- Some long-standing industrial uses negatively impact aesthetics and compromise future growth/change towards commercial/residential



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